

SITE INFORMATION

DEED REFERENCE DB 10/81, PG 571
PARCEL NUMBERS 03145841, 03145842, PORTION OF 03145843
AREA 20.0251 ACRES
(1.8411 ACRES FROM LOT "B"
2.2561 ACRES FROM LOT "A")
EXISTING ZONING MX-2 LNUCA & LNUA
PROPOSED ZONING R-12HF (CD) LNUCA & LNUA
EXISTING USE 03145841 & 03145842 ARE VACANT
03145843 HAS MULTI-FAMILY
PROPOSED USE MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS 240 (10 BLDGS. X 24)
PROPOSED DENSITY 12 UNITS/ACRE
MAX. BLDG. HEIGHT 3-STORIES (40 FT.)
PARKING REQUIRED 360 SPACES (240 X 15)
PARKING PROVIDED 380+ SPACES & 1 GARAGES X 6 = 43
ADDTL. SPACES
OPEN SPACE 10.911 ACRES (54.88%)
TREE PRESERVATION 3.251 ACRES (16.25%)
NOTE: TREE PRESERVATION CALCULATED USING OLD
TREE SURVEY INFORMATION & RECENT AERIAL MAPS

GENERAL PROVISIONS

1) ANY ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT
TO SECTION 6.201 (ALTERATIONS TO APPROVAL).

PERMITTED USES

1) TO BE LIMITED TO 240 MULTI-FAMILY DWELLING UNITS, A
CLUBHOUSE & POOL, AND OTHER PERMITTED ACCESSORY USE
STRUCTURES.

TRANSPORTATION

1) THERE WILL BE A PRIVATE STREET CONNECTION TO
BRACKENVIEW CT.

ARCHITECTURAL STANDARDS

ATTACHED ELEVATION PLANS AND PHOTO EXAMPLES (SHEET
A-1) SHOW THE FOLLOWING BUILDING MATERIAL CONDITIONS:
1) DWELLING UNITS WILL CONSIST OF BRICK VENEER ON ALL
SIDES OF THE FIRST FLOORS AND HARDY PLANK SIDING ON THE
REMAINDER OF THE BUILDING.
2) GARAGES WILL CONSIST OF BRICK VENEER ON THE
BOTTOM HALF OF THE FRONT AND SIDES WITH HARDY PLANK
SIDING ON THE REMAINDER OF THE BUILDING.

STREETSCAPE & LANDSCAPING

1) THERE WILL BE A 50' UNDISTURBED BUFFER ALONG THE
RESIDENTIAL PROPERTIES WITH AN ADDITIONAL 25' PLANTED 'C'
CLASS' BUFFER.
2) THE REMAINING AREAS ON SITE WILL COMPLY WITH THE
MINIMUM REQUIREMENTS OF THE ORDINANCE.

ENVIRONMENTAL FEATURES

1) THE SITE DESIGN WILL COMPLY WITH THE POST
CONSTRUCTION ORDINANCE ALONG WITH THE WATERSHED
DISTRICTS REQUIREMENTS.

PARKS, GREENWAYS & OPEN SPACE

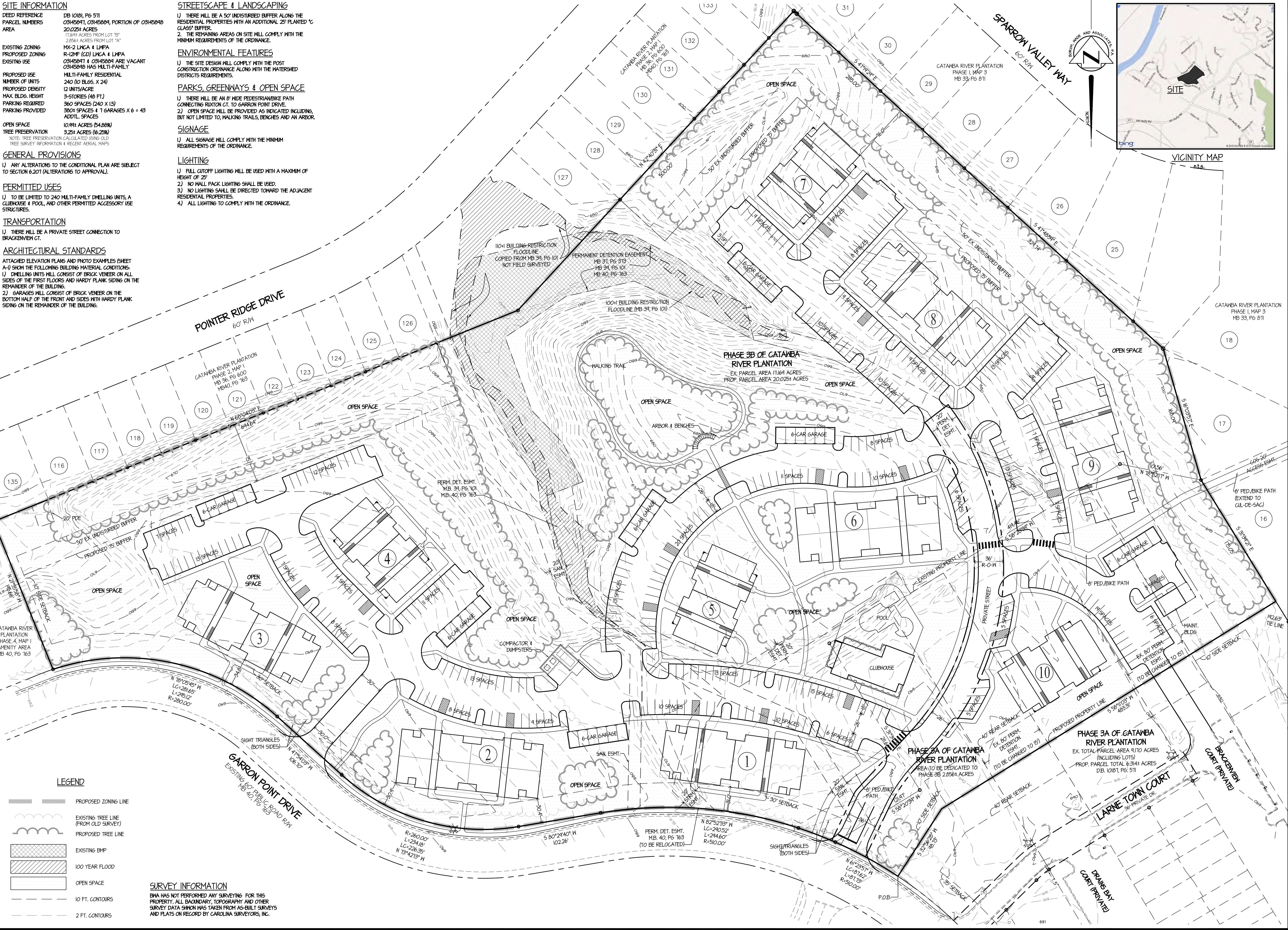
1) THERE WILL BE AN 8' WIDE PEDESTRIAN/BIKE PATH
CONNECTING RUXTON CT. TO GARRON POINT DRIVE.
2) OPEN SPACE WILL BE PROVIDED AS INDICATED INCLUDING,
BUT NOT LIMITED TO, WALKING TRAILS, BENCHES AND AN ARBOR.

SIGNAGE

1) ALL SIGNAGE WILL COMPLY WITH THE MINIMUM
REQUIREMENTS OF THE ORDINANCE.

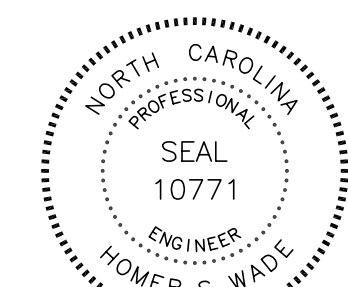
LIGHTING

1) FULL CUTOFF LIGHTING WILL BE USED WITH A MAXIMUM OF
HEIGHT OF 25'
2) NO WALL PACK LIGHTING SHALL BE USED.
3) NO LIGHTING SHALL BE DIRECTED TOWARD THE ADJACENT
RESIDENTIAL PROPERTIES.
4) ALL LIGHTING TO COMPLY WITH THE ORDINANCE.



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Planners
Surveyors
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N.C. License #: C-0868

SEALS:



PRELIMINARY
FOR REVIEW
ONLY

PROJECT:

CATAWBA RIVER PLANTATION
PHASE 3B REZONING PLAN
GARRON POINT DRIVE
PAW CREEK TOWNSHIP, MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

OWNER/DEVELOPER:

C. RIVER LLC
PO BOX 220451
CHARLOTTE, NC 28222-0451

DRAWN BY:

TMC

DATE:

AUGUST 20, 2012

REVISIONS:

OCTOBER 8, 2012

OCTOBER 23, 2012

NOV. 19, 2012 (ENLARGED TREE
PRESERVATION AREA ON NN CORNER)

SHEET TITLE:

REZONING
PLAN

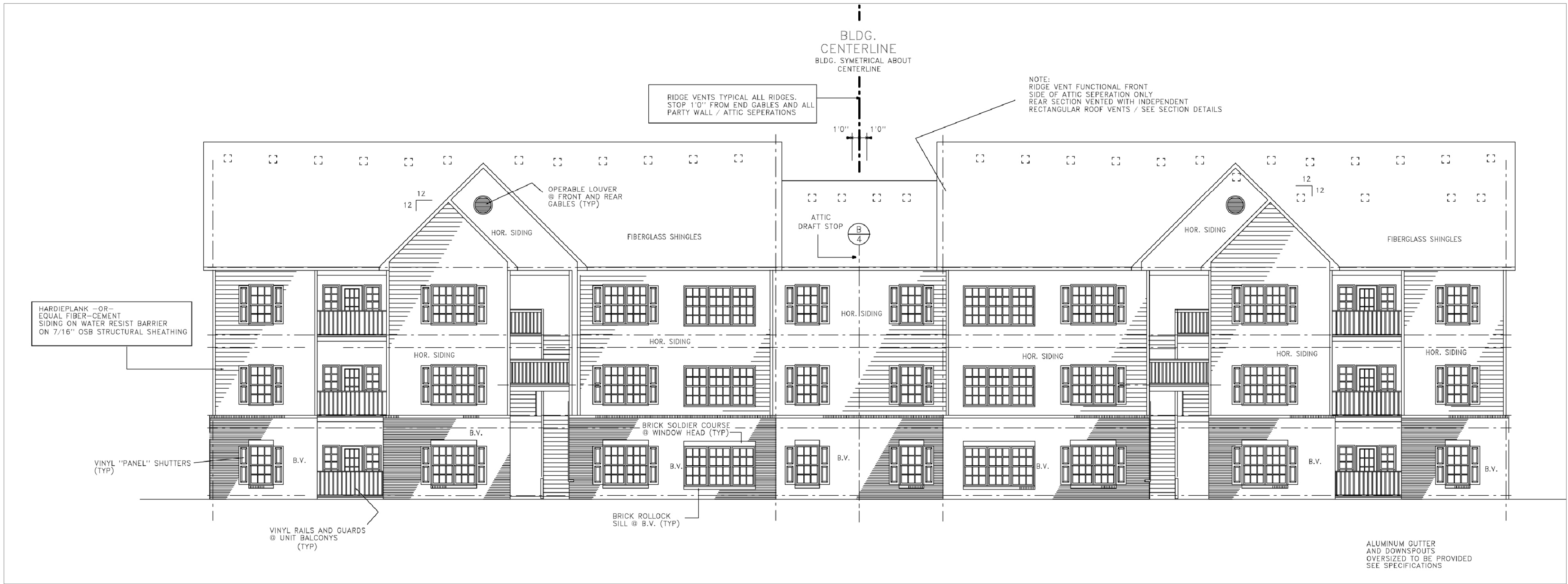
REZONING PETITION NUMBER 2012-091

FILE NO.: F-16091 IN/CATAWBA/STAGEA

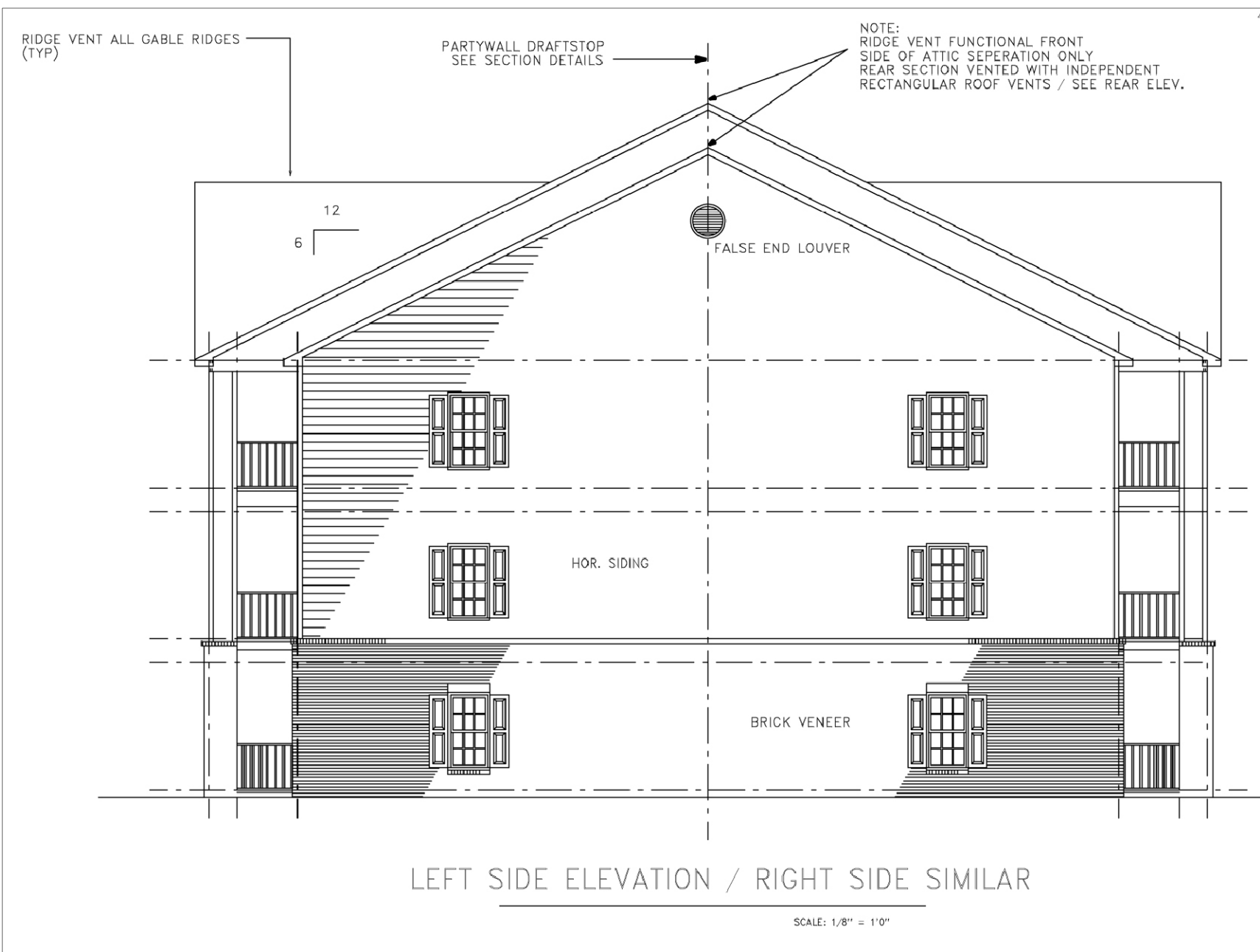
DRAWING SCALE: 1"=50'

PLAN SHEET NO.

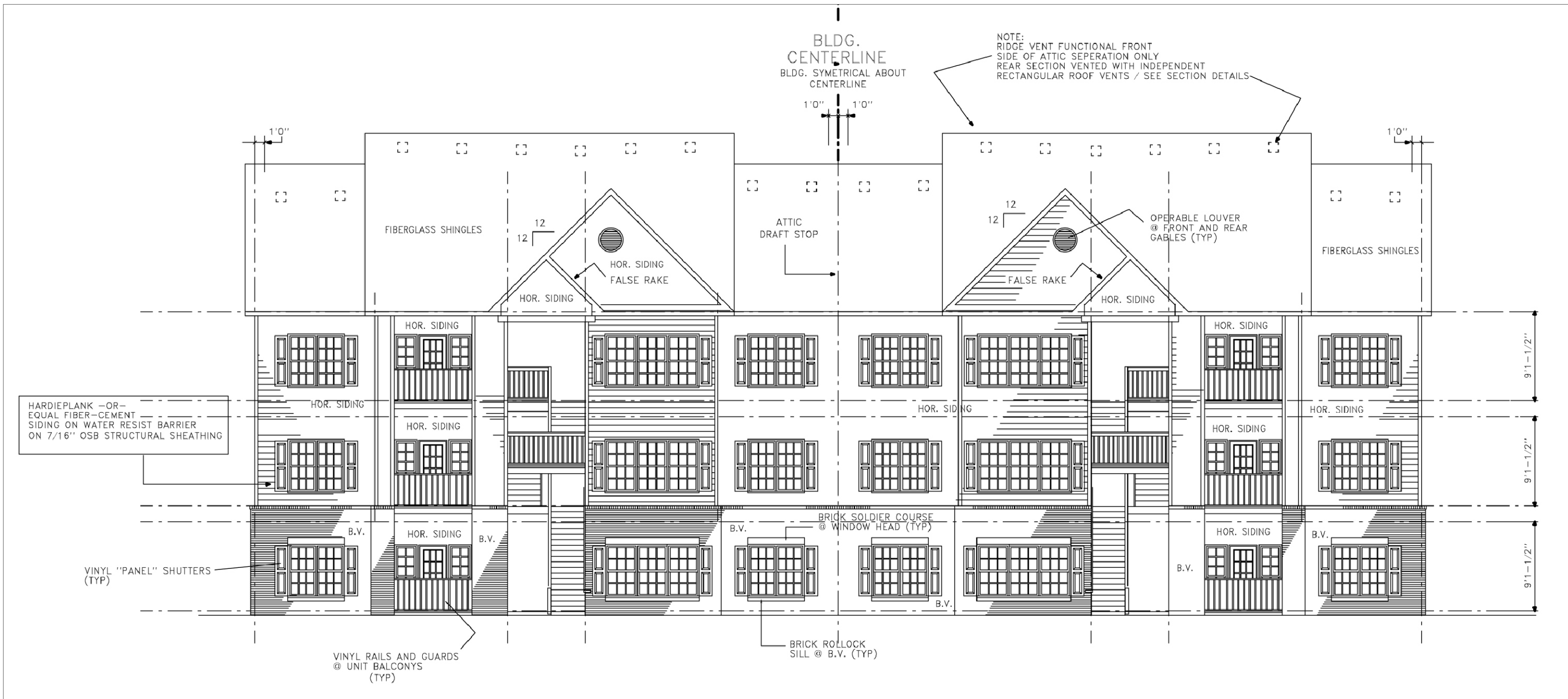
RECEIVED
By mcataldo at 2:09 pm, Nov 20, 2012



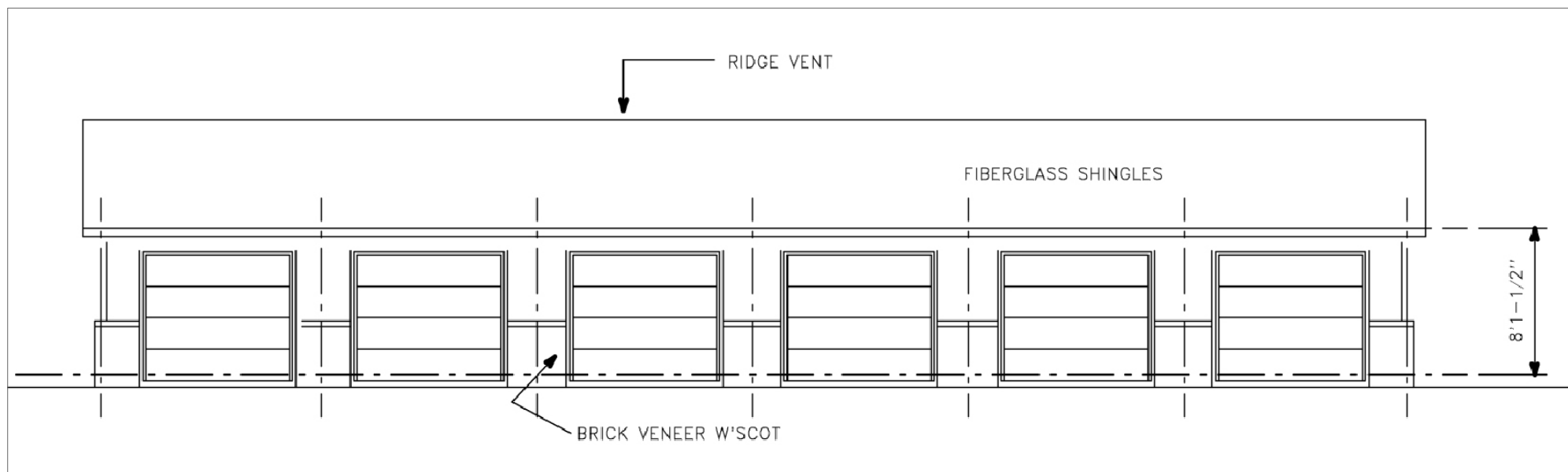
TWO & THREE BEDROOM UNIT BUILDING ELEVATION



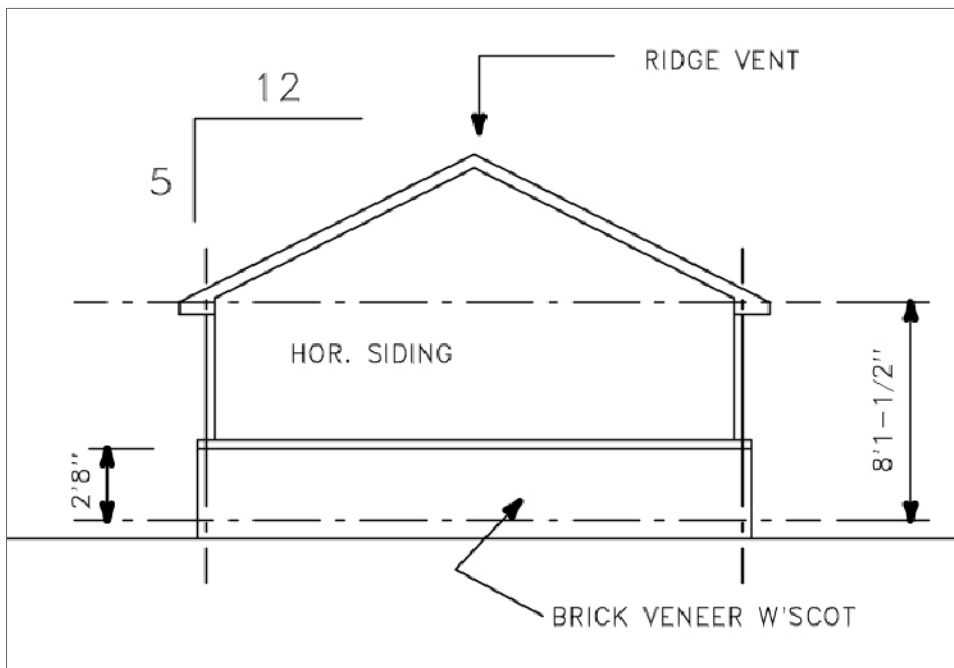
TYPICAL END ELEVATION



ONE BEDROOM UNIT BUILDING ELEVATION



GARAGE ELEVATION



GARAGE END ELEVATION



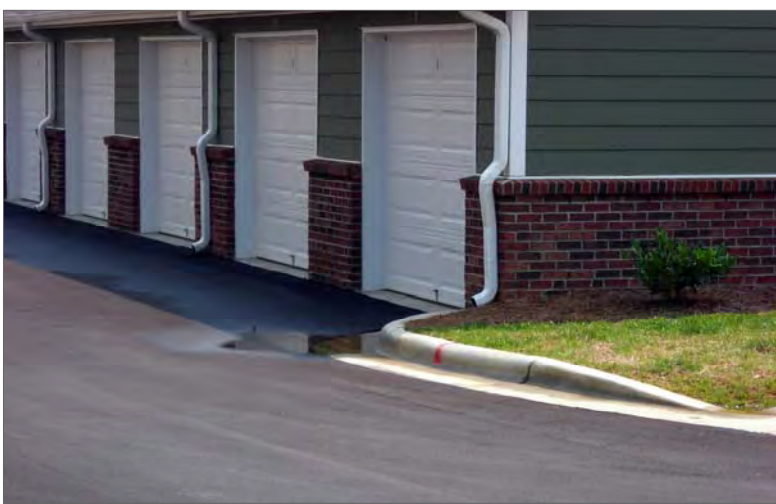
ONE BEDROOM UNIT



TWO BEDROOM UNIT

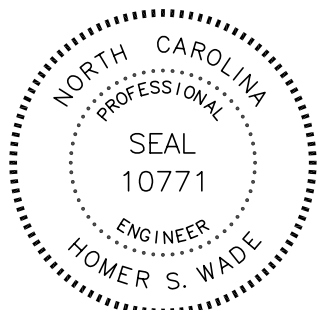


CLUBHOUSE



GARAGE

SEALS:



PRELIMINARY
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GARRON POINT DRIVE
PAW CREEK TOWNSHIP, MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

OWNER/DEVELOPER:

C RIVER LLC
PO BOX 220451
CHARLOTTE, NC 28222-0451

DRAWN BY: OTHERS
DATE: OCTOBER 8, 2012
REVISIONS:

SHEET TITLE:
REZONING
BLDG. ELEVATIONS

FILE NO: F:\BROWNN\INVCATAWBA\GITEBASE
DRAWING SCALE: N.T.S.
PLAN SHEET NO.